

Message Text

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ORIGIN IO-13

INFO OCT-01 CIAE-00 CU-02 INR-07 NSAE-00 USIA-06 EUR-12

ISO-00 ABF-01 OMB-01 TRSE-00 /043 R

DRAFTED BY IO/UNESCO;RCHEATER;JU

APPROVED BY IO/UNESCO;RCHEATER

IO/UN/BAPS - WSOUTHWORTH

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P 232357Z SEP 76

FM SECSTATE WASHDC

TO AMEMBASSY PARIS PRIORITY

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NESCO

E.O. 11652: N/A

TAGS: AORG, UNESCO

SUBJECT: UNESCO HEADQUARTERS COMMITTEE: INSTRUCTION
REGARDING PROPOSAL TO BUILD APARTMENT FOR THE DIRECTOR
GENERAL

1. USDEL SHOULD GO ON RECORD AS OPPOSING THE CONSTRUCTION
OF AN APARTMENT FOR THE UNESCO DIRECTOR GENERAL IN
BUILDING VI OR ANYWHERE ELSE.

2. USDEL MAY USE THE FOLLOWING ARGUMENTS AS APPROPRIATE,
IN CORRIDORS OR IN DEBATE :

A) THIS IS WITHOUT PRECEDENT IN THE UN SYSTEM, AND WOULD
BE HIGHLY UNDESIRABLE PRECEDENT. (FYI: THE OAS HAS
QUARTERS FOR ITS SECRETARY GENERAL, BUT OAS IS NOT PART OF
UN SYSTEM.)

B) PROPOSAL WOULD NOT REALLY SOLVE THE PROBLEM, WHICH IS
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TO PROVIDE DG WITH SECURITY NOW, NOT 18 MONTHS FROM NOW

WHEN THREATS TO HIS SECURITY MAY HAVE DISAPPEARED. WE ARE
STILL IN THE DARK AS TO THE TRUE NATURE OF THE THREAT TO
THE DG.

C) APARTMENT WOULD USE UP OFFICE SPACE, WHICH UNESCO
CLAIMS IS ALREADY CRITICALLY SHORT.
D) ARITHMETIC ON THE COST IS FAR MORE SERIOUS THAN
SECRETARIAT MAKES IT OUT TO BE. BASED ON JIU REPORT
FIGURES, WE CALCULATE THAT THE INTEREST COSTS ALONE ON
THE TRUE COST OF THE APARTMENT (AT 9 PER CENT) WOULD BE
ABOUT 64,766 A YEAR. TOTAL USEABLE SPACE IN BUILDING VI
IS 13,570 SQUARE METERS, AND COST IS ESTIMATED AT
21,400,000, OR 1,577 PER SQUARE METER. THE 350 SQUARE
METERS PROPOSED FOR THE DG'S APARTMENT REPRESENT A BASIC
INVESTMENT OF 651,950. ADD TO THIS 830,000 FRANCS, OR
C. 167,675, AND YOU GET A TOTAL COST OF 719,626. AT
9 PER CENT INTEREST, WHICH IS WHAT UNESCO WILL HAVE TO PAY
THE FRENCH GOVERNMENT FOR THE LOAN, YOU WILL GET 64,766
PER ANNUM. IT SEEMS HIGHLY UNLIKELY THAT DG WOULD BE
EXPECTED TO PAY FAIR SHARE OF AMORTIZATION COST PLUS THAT
INTEREST AS AN ANNUAL RENT. IT WOULD APPEAR, THEREFORE
THAT THE COST OF THIS APARTMENT WOULD BE BORNE BY THE
MEMBERS, AND NOT BY THE DG.

E) AT A TIME WHEN ENTIRE UN SYSTEM IS COMING UNDER
INCREASINGLY SHARP PUBLIC CRITICISM BECAUSE OF ITS PAY
AND EMOLUMENTS PACKAGE, IT IS IMPRUDENT TO BUILD A DG
WHAT WILL SURELY BE A LUXURY RESIDENCE.

3. REQUEST TELEGRAPHIC REPLY CONFIRMING THAT USDEL HAS
OPPOSED THE PROPOSITION. ROBINSON

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 23 SEP 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: BoyleJA
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976STATE236773
Document Source: CORE
Document Unique ID: 00
Drafter: UNESCO;RCHEATER;JU
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760360-1103
From: STATE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760925/aaaaavtr.tel
Line Count: 92
Locator: TEXT ON-LINE, ON MICROFILM
Office: ORIGIN IO
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: n/a
Reference: n/a
Review Action: RELEASED, APPROVED
Review Authority: BoyleJA
Review Comment: n/a
Review Content Flags:
Review Date: 23 APR 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <23 APR 2004 by CollinP0>; APPROVED <11 AUG 2004 by BoyleJA>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: UNESCO HEADQUARTERS COMMITTEE: INSTRUCTION REGARDING PROPOSAL TO BUILD APARTMENT FOR THE DIRECTOR GENERAL
TAGS: AORG, UNESCO
To: PARIS
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006